

RENTAL MARKET REPORT

Kingston CMA

Canada Mortgage and Housing Corporation

Release Date: 2007

Report Highlights

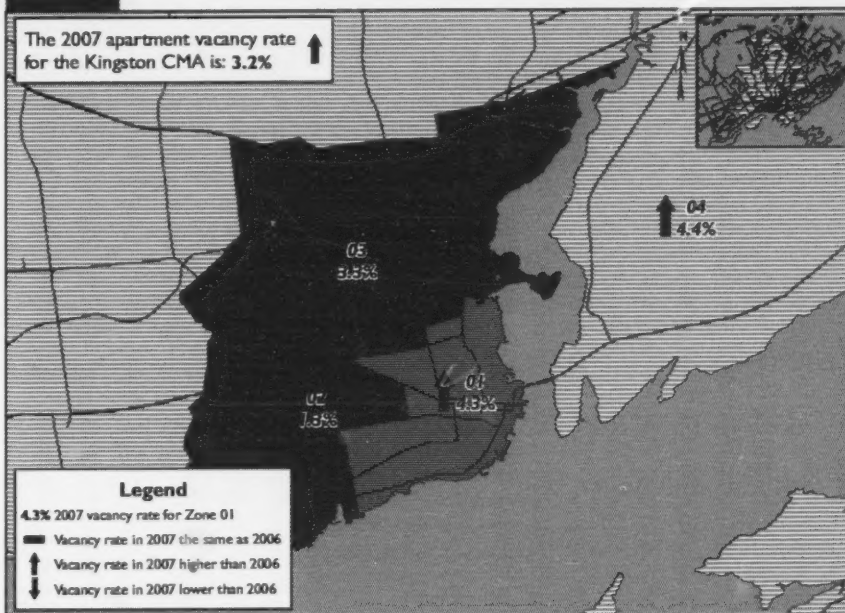
- Kingston's vacancy rate for apartment buildings with at least three units increased to 3.2 per cent in October 2007 from the October 2006 level of 2.1 per cent.
- The average rent for two bedroom apartment in existing structures in Kingston was up 2.0 per cent from year earlier.
- Slow employment growth among the prime youth renter age group coupled with continued movement into home ownership constrained rental demand. At the same time, relatively high rental housing construction has increased supply.

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Figure 1

The 2007 apartment vacancy rate for the Kingston CMA is: 3.2% ↑



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Apartment Vacancy Rates (%) by Major Centres		
	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
Total	2.6	2.6

Vacancy Rate at Eight-Year High

Kingston's vacancy rate for apartment buildings with at least three units increased to 3.2 per cent in October 2007 from the October 2006 level of 2.1 per cent. Vacancy rates in two-bedroom units were particularly high.

Both demand and supply factors explain the rise in the vacancy rate in Kingston this year. Low mortgage carrying costs continued to make it very attractive for renters to move into the homeownership market. Despite the increase in housing prices, mortgage rates have kept the purchase of a home affordable for many first-time home buyers, resulting in many households leaving the rental market. On the supply side, the high level of apartment construction in 2006 and 2007 has increased the supply of rental accommodation in the Kingston Census Metropolitan Area (CMA) especially at a time when many renters are leaving the market to buy a home. In absolute terms, the

number of new apartments completed in time for inclusion in the Rental Market Survey in October 2007 reached 153 units, up from 117 units in the previous year.

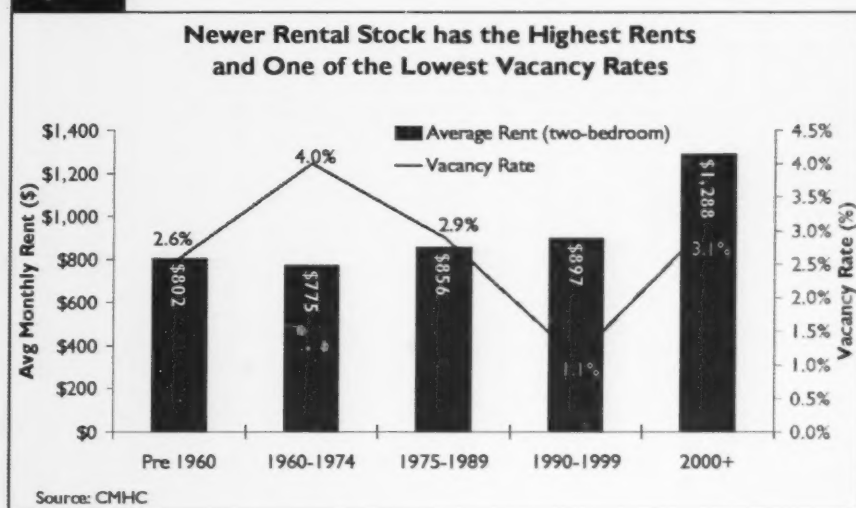
Net migration demonstrates an inverse relationship to the vacancy rate. A higher inflow of migrants increases the number of people requiring housing accommodations and newcomers to Kingston have a higher propensity to rent housing rather than to enter into the home ownership market immediately. Net migration to Kingston has been in negative territory for the past two years and this partially explains the weak rental demand in 2007. On a net basis, 490 and 762 residents moved away from Kingston in 2005 and 2006 respectively.

Vacancies were highest in two-bedroom units at 4.3 per cent and lowest in bachelor and one-bedroom units which were at 0.6 and 1.6 per cent respectively. Although two-bedroom units posted the highest vacancy rate

Figure 2



Figure 3



of all unit types, they are still the most widely available type of rental accommodation in the Kingston CMA, making up 56 per cent of the rental universe.

Modest Rent Increases This Year

For the second year, CMHC is estimating the growth in rents from a fixed sample of structures. This measure is strictly based on structures that were common to the survey sample for both the 2006 and 2007 surveys. This year-to-year comparison excludes the impact of new structures added to the rental universe between surveys and conversions, and allows a better indication of the rent increase in existing structures. The methodology section at the end of this report provides more detailed information on this measure.

Higher vacancy rates usually lead to slower growth in rents for apartment units, and this year was no exception. The average rent for a two-bedroom apartment in existing structures

increased by 2.0 per cent in October 2007 compared to a year ago, down from 2.3 per cent in 2006. This growth in average rent for apartment units is below inflation, which stands at approximately 2.5 per cent this year.

Rental increases were highest in zones three and four. Average rents for two bedroom units increased by 4.1 per cent in zone three and 1.2 per cent in zone four, while in zones one (Downtown) and two, rents were essentially unchanged.

Rental Demand Shifting Towards Newer Buildings

Renters showed a preference for the newer high-end units. Apartment units built between 1990 and 1999 were the most popular among renters with a vacancy rate of 1.1 per cent, down from 2.1 per cent in October 2006. The demand for newer units has helped to lower the vacancy rate in City West (zone 2) over the past few years, as most of the new projects are located outside the downtown core. Rental units that were constructed

after 2000 registered a vacancy rate of 3.1 per cent, down marginally by 0.1 per cent from October 2006.

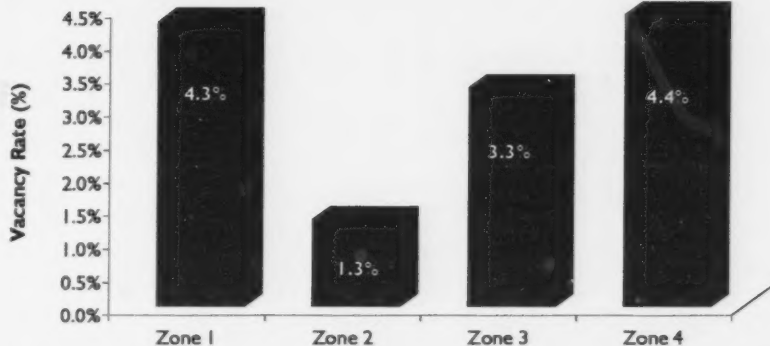
The structures built before 1960 were the second most popular among renters, with an unchanged vacancy rate of 2.6 per cent. The majority of these units are located in the downtown core where the low vacancy rate may be explained by a revival in their popularity due to location. Units built between 1960 and 1974 were the least popular of all units surveyed with a vacancy rate of 4 per cent. Interestingly, at \$775, these units had the lowest average rent for a two-bedroom apartment.

Vacancy Rate Increases in the Downtown Core

The areas of "old" Kingston (Zone 1) registered the second highest vacancy rate in 2007, although apartments are still harder to find in the core than in the suburbs. The average vacancy rate in the downtown area reached 4.3 per cent from 1.1 per cent last year.

In Zone 2 (which encompasses Polson Park, Calvin Park and Ports-mouth Village) the vacancy rate retreated to 1.3 per cent, down 0.4 per cent from last year. This represents most preferred area for renters in Kingston in 2007. In suburban Zone 3 (Kingscourt, Rideau Heights, Glenarden, Strathcona Park) the vacancy rate edged up 0.3 per cent to 3.3 per cent from October 2006. This area remains the second least popular among renters. A similar scenario took place in Zone 4 with increased vacancy rate of 4.4 per cent from 3.8 per cent in 2006.

Figure 4

Zone 2 is the Most Preferred Area for Renters

Source: CMHC, Rental Market Survey

More Young Adults Living in Parental Home

Over the last two decades, one of the trends for young adults has been their growing tendency to remain in, or return to, the parental home. This upward trend has continued over the past five years. In 2006, 36.1 per cent of the young adults aged 20 to 29 in Kingston lived in the parental home, up from 32.8 per cent in 2001.

There are a number of reasons for this growing trend of living in parental home including declining marriage rates, rising age at first marriage, the pursuit of post secondary education and difficulties in finding a job. Regardless of the reasons for more young adults staying at or returning to live with their parents, this phenomenon is

having a negative impact on the rental market as the youth population usually displays the highest incidence of renting.

CMHC recently introduced a rental affordability indicator for major centres. However, the indicator is not available for Kingston due to a lack of required data for this centre.

Rental Market Outlook

A combination of a slowing U.S. economy, a strong Canadian dollar vis-à-vis the U.S. dollar, and moderate inflation will help limit increases in Canadian interest and mortgage rates over the remainder of this year and in 2008. This will translate to strong

demand for ownership housing in 2008.

Strong employment growth of 2.2 per cent year-to-date has been instrumental in boosting home ownership demand, allowing many renters to meet the financial requirements of home ownership. Households renting high-priced apartments, which are also usually relatively large units, are among the most obvious candidates for movement to home ownership when suitable financial conditions are achieved.

In addition to home ownership demand, additional supply will also put upward pressure on the vacancy rate. There are currently about 300 apartment units under construction. Rising supply will affect the rental market in both 2008 and 2009.

However, strong job growth among the lower-earning industries such as retail and food services will stimulate demand for rental accommodation in 2008. Lower earning households normally possess a weaker capacity to generate a down payment for a home. Moreover, rising university enrolment will also add to rental demand. On balance, the apartment vacancy rate is forecast to increase to 3.4 per cent in October 2008, while the average two-bedroom rent is expected to increase by 2.0 per cent.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

National Vacancy Rate Unchanged at 2.6 Per Cent in October 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres¹ was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,089), Vancouver (\$1,084), Toronto (\$1,061) and Ottawa (\$961), followed by Edmonton (\$958) and Barrie (\$934). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$487) and Saguenay (\$490).

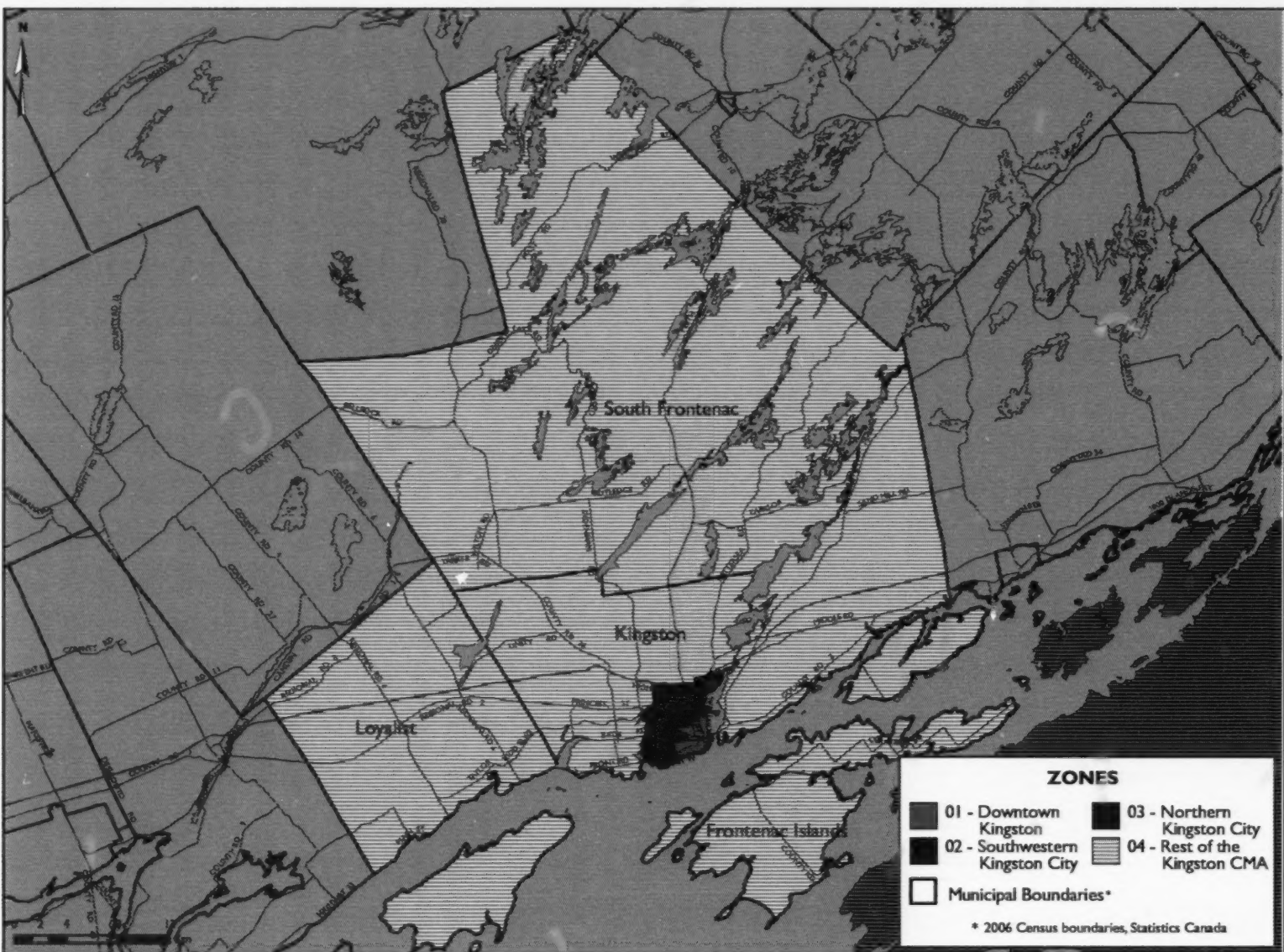
Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better

indication of actual rent increases paid by tenants.

The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,533), Vancouver (\$1,435), and Calgary (\$1,217). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2007.

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.



RMS ZONE DESCRIPTIONS - KINGSTON CMA

Zone 1	Downtown Kingston - Southern and Eastern boundaries determined by Lake Ontario and the Cataraqui River respectively. Western boundary determined by the following streets: Sir John A Macdonald, Albert, Princess, Division and Montreal. Northern boundary determined by the following streets: Concession, Joseph and Railway.
Zone 2	Southwestern Kingston City - Southern and Western boundaries determined by Lake Ontario and the Little Cataraqui River respectively. Eastern boundary abuts Zone 1.
Zone 3	Northern Kingston City - Southern boundary determined by Zones 1 and 2. Eastern, Northern and Western boundaries determined by Kingston's former city limits.
Zone 4	Rest of Kingston CMA
Zones 1-4	Kingston CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	0.3 b	**	1.1 a	1.0 d	0.5 b	**	**	**	1.1 a	4.3 d
Kingston Zone 2	**	0.0 c	1.3 a	1.4 a	2.0 b	1.5 b	0.0 d	0.0 c	1.7 a	1.3 a
Kingston Zone 3	**	**	3.5 b	1.6 a	2.7 a	3.9 a	3.1 d	**	3.0 a	3.3 a
Kingston Zone 4	0.0 a	0.0 a	3.6 a	3.6 a	4.2 a	5.1 a	**	0.0 a	3.8 a	4.4 a
Kingston CMA	1.0 a	0.6 b	2.1 b	1.6 b	2.1 a	4.3 b	**	**	2.1 a	3.2 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	573 b	570 b	679 b	703 a	872 a	881 a	1,168 c	**	802 a	827 a
Kingston Zone 2	530 a	551 a	705 a	708 a	851 a	856 a	884 a	928 a	788 a	790 a
Kingston Zone 3	540 a	529 a	682 a	686 a	780 a	810 a	887 b	933 a	750 a	776 a
Kingston Zone 4	505 a	510 a	688 a	701 a	901 a	918 a	918 a	903 a	819 a	834 a
Kingston CMA	553 a	556 a	688 a	701 a	841 a	856 a	1,051 b	1,135 c	786 a	803 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

I.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Kingston Zone 1	**	252	17 d	1,592	**	1,771	**	369	172 d	3,984
Kingston Zone 2	0 c	267	16 a	1,147	32 b	2,079	0 c	151	48 a	3,644
Kingston Zone 3	**	43	16 a	993	85 a	2,208	**	126	113 a	3,370
Kingston Zone 4	0 a	26	18 a	495	44 a	862	0 a	30	62 a	1,413
Kingston CMA	3 b	589	67 b	4,226	296 b	6,919	**	677	394 b	12,411

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

I.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	0.3 b	0.4 b	1.8 c	2.1 c	1.4 a	**	**	**	1.7 c	4.9 d
Kingston Zone 2	5.0 d	0.4 a	3.5 c	3.9 b	4.3 b	3.6 b	**	4.8 d	4.0 b	3.5 b
Kingston Zone 3	4.5 d	**	4.5 b	3.8 a	4.0 b	5.2 a	3.1 d	**	4.2 a	4.9 a
Kingston Zone 4	0.0 a	0.0 a	7.7 a	5.3 a	6.6 a	6.7 a	3.3 d	0.0 a	6.8 a	5.9 a
Kingston CMA	2.2 c	0.9 a	3.7 b	3.4 b	3.8 b	5.6 b	**	5.8 d	3.7 a	4.6 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Kingston CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06
	to	to	to	to	to	to	to	to	to	to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	++	**	3.3 d	++	++	++	**	**	++	**
Kingston Zone 2	**	**	2.1 c	++	3.8 c	++	**	**	3.1 c	++
Kingston Zone 3	**	++	2.2 b	**	1.6 c	4.1 a	**	**	1.9 b	3.1 b
Kingston Zone 4	-1.4 a	**	7.0 b	2.2 a	2.1 a	1.2 a	**	**	3.5 b	1.6 a
Kingston CMA	++	++	2.9 b	1.8 c	2.3 b	2.0 c	++	**	2.2 b	1.9 c

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Kingston CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston CMA										
Pre 1960	**	**	**	**	3.0 c	**	**	**	2.6 c	2.6 c
1960 - 1974	1.1 a	0.9 a	2.1 b	1.7 c	1.1 a	6.1 c	**	1.4 a	1.7 b	4.0 c
1975 - 1989	**	**	1.8 a	1.5 a	2.5 a	3.7 a	**	**	2.2 a	2.9 a
1990 - 1999	**	**	1.2 a	**	2.7 a	1.7 a	**	**	2.1 a	1.1 a
2000+	n/u	n/u	1.1 a	2.0 a	4.0 a	3.7 a	n/s	n/s	3.2 a	3.1 a
Total	1.0 a	0.6 b	2.1 b	1.6 b	2.1 a	4.3 b	**	**	2.1 a	3.2 b

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Kingston CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston CMA										
Pre 1960	578 b	537 b	615 b	629 b	820 a	802 b	1,328 b	**	778 b	762 b
1960 - 1974	537 a	565 a	656 a	671 a	777 a	775 a	855 a	987 b	720 a	740 a
1975 - 1989	554 b	569 a	725 a	737 a	829 a	856 a	896 b	1,031 b	796 a	820 a
1990 - 1999	**	**	761 a	721 a	894 a	897 a	**	**	855 a	847 a
2000+	n/u	n/u	908 a	1,008 a	1,236 a	1,288 a	n/s	n/s	1,140 a	1,194 a
Total	553 a	556 a	688 a	701 a	841 a	856 a	1,051 b	1,135 c	786 a	803 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kingston CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston CMA										
3 to 5 Units	**	**	**	0.6 b	**	**	**	**	**	**
6 to 19 Units	**	0.0 d	2.7 c	**	2.7 c	**	**	**	2.5 b	**
20 to 49 Units	5.4 b	1.4 a	5.3 b	2.9 a	2.1 b	4.4 b	1.4 d	**	3.1 b	3.7 b
50 to 99 Units	0.0 c	0.0 a	1.3 a	2.4 a	2.5 a	2.9 a	2.0 a	0.8 a	2.0 a	2.5 a
100+ Units	0.0 a	0.0 a	0.9 a	0.9 a	1.7 a	1.4 a	0.0 a	0.0 a	1.3 a	1.1 a
Total	1.0 a	0.6 b	2.1 b	1.6 b	2.1 a	4.3 b	**	**	2.1 a	3.2 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Kingston CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston CMA										
3 to 5 Units	557 c	459 a	577 c	613 b	812 b	818 c	**	**	726 c	766 c
6 to 19 Units	550 b	573 b	657 b	640 b	764 a	738 a	**	**	745 b	722 b
20 to 49 Units	537 a	581 a	675 a	686 a	759 a	783 a	948 b	927 b	734 a	758 a
50 to 99 Units	557 a	554 a	699 a	707 a	827 a	851 a	906 a	1,002 a	783 a	800 a
100+ Units	560 a	591 a	764 a	793 a	968 a	997 a	1,012 a	1,014 a	875 a	906 a
Total	553 a	556 a	688 a	701 a	841 a	856 a	1,051 b	1,135 c	786 a	803 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kingston CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	**	**	1.2 a	**	2.0 c	1.8 b	0.0 a	0.0 a	**	0.4 a
Kingston Zone 2	**	**	5.4 d	**	3.0 b	2.9 c	0.7 a	1.0 a	0.5 a	0.3 a
Kingston Zone 3	**	**	4.0 d	1.4 a	2.9 c	6.2 a	3.2 a	3.6 a	1.4 a	1.2 a
Kingston Zone 4	n/s	n/u	1.7 a	11.0 a	5.2 a	0.8 a	2.7 a	3.7 a	**	**
Kingston CMA	**	**	2.5 b	**	3.1 b	3.7 b	2.0 a	2.5 a	1.3 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kingston CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston CMA										
LT \$400	**	**	**	**	n/s	**	n/s	n/s	**	**
\$400 - \$599	1.5 a	**	2.1 c	**	**	0.0 d	**	n/s	1.8 c	1.2 d
\$600 - \$799	**	0.0 d	2.2 a	1.9 b	3.0 b	8.5 c	**	**	2.8 a	5.2 c
\$800 - \$999	n/s	n/s	0.5 a	0.8 a	1.4 a	1.1 a	0.5 b	**	1.2 a	1.1 a
\$1000 - \$1199	n/s	n/s	**	**	0.2 b	1.6 c	4.2 d	**	0.7 a	1.4 a
\$1200+	n/s	n/s	n/s	**	4.6 c	3.8 c	**	**	3.7 d	5.5 d
Total	1.0 a	0.6 b	2.1 b	1.6 b	2.1 a	4.3 b	**	**	2.1 a	3.2 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	0.3 b	**	1.2 a	1.0 d	1.0 a	**	**	**	1.4 a	4.3 d
Kingston Zone 2	**	0.0 c	1.3 a	1.5 a	2.0 b	1.6 c	1.8 c	1.6 c	1.8 a	1.4 a
Kingston Zone 3	**	**	3.5 b	1.6 a	2.7 a	3.9 a	3.1 d	**	3.0 a	3.3 a
Kingston Zone 4	0.0 a	0.0 a	3.6 a	3.6 a	4.2 a	5.1 a	5.6 d	0.0 a	4.0 a	4.1 a
Kingston CMA	1.0 a	0.6 b	2.1 b	1.6 b	2.2 a	4.3 b	3.9 d	3.8 d	2.3 a	3.2 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	573 b	570 b	678 b	704 a	870 a	880 a	1,150 c	1,295 d	801 a	827 a
Kingston Zone 2	530 a	551 a	705 a	708 a	851 a	856 a	870 a	918 a	788 a	791 a
Kingston Zone 3	540 a	529 a	682 a	686 a	780 a	810 a	887 b	933 a	750 a	776 a
Kingston Zone 4	505 a	510 a	688 a	701 a	901 a	918 a	989 a	982 a	831 a	843 a
Kingston CMA	553 a	556 a	688 a	701 a	841 a	856 a	1,029 b	1,106 b	788 a	805 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Kingston Zone 1	**	252	17 d	1,611	**	1,799	**	392	174 d	4,054
Kingston Zone 2	0 c	267	17 a	1,149	33 c	2,083	3 c	188	53 a	3,687
Kingston Zone 3	**	43	16 a	993	85 a	2,208	**	126	113 a	3,370
Kingston Zone 4	0 a	26	18 a	495	44 a	862	0 a	117	62 a	1,500
Kingston CMA	3 b	589	68 b	4,247	299 b	6,952	31 d	823	402 b	12,611

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Kingston CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Kingston Zone 1	0.3 b	0.4 b	1.9 c	2.1 c	1.8 c	**	**	**	2.0 c	4.9 d
Kingston Zone 2	5.0 d	0.4 a	3.4 c	4.0 b	4.4 b	3.6 b	3.4 d	5.5 d	4.1 b	3.6 b
Kingston Zone 3	4.5 d	**	4.5 b	3.8 a	4.0 b	5.2 a	3.1 d	**	4.2 a	4.9 a
Kingston Zone 4	0.0 a	0.0 a	7.7 a	5.3 a	6.6 a	6.7 a	8.1 c	0.9 a	7.0 a	5.7 a
Kingston CMA	2.2 c	0.9 a	3.7 b	3.4 b	3.9 b	5.6 b	4.6 d	5.4 d	3.8 a	4.6 b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Kingston CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Kingston Zone 1	++	**	3.3 d	++	++	**	**	**	++	**
Kingston Zone 2	**	**	2.1 c	++	3.8 c	++	**	**	3.0 c	++
Kingston Zone 3	**	++	2.2 b	**	1.6 c	4.1 a	**	**	1.9 b	3.1 b
Kingston Zone 4	-1.4 a	**	7.0 b	2.2 a	2.1 a	1.2 a	3.0 a	++	3.4 b	1.5 a
Kingston CMA	++	++	2.9 b	1.8 c	2.3 b	2.0 c	++	**	2.2 b	1.9 c

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

F

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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